

I. Introduction

This Lake Concept Plan is proposed by Moosehead Wildlands, Inc., a Maine Corporation, with an office in Rockwood, Maine. This Lake Concept Plan is for the long-term management and conservation of the corporation's lands in Tomhegan Township, T1 R2 NBKP, surrounding Brassua Lake and Baker Pond. Moosehead Wildlands, Inc.'s land holdings in the plan contain 5,673 +/- acres; of those, 1,148 +/- acres (1,185 +/- acres after site selections are complete) with 57,530 feet of shore frontage are proposed for permanent conservation easement and 3,924 +/- acres (4,117 +/- acres after site selections are complete), which include 334 acres of a pre-existing large lot land division (which 8 lots have been included), are proposed for a 20-year conservation area. The area proposed for development includes 561 +/- acres of which 331 acres will be selected for development and the remaining land set aside as conservation area; and 40 +/- acres are proposed as common open green space along Poplar Hill development. The developed areas will include residential dwellings, limited commercial development to support the residential dwellings and a sporting camp and cabins. A trail and cabin system is proposed throughout the conservation areas. The property includes approximately 14 miles of shore frontage on Brassua Lake and its islands, as well as 1.5 miles of shorefront on Baker Pond. The concept plan can be viewed by examining Map #6.

The concept plan is being submitted to the Maine Land Use Commission (LURC) under the agency's "Lake Concept Plan" procedures. According to LURC's Comprehensive Land Use Plan:

"Lake concept plans are landowner-created, long range plans for the development and conservation of a large block of shoreland on a lake... The plan is a clarification of long-term landowner intent that indicates, in a general way, the area where development is to be focused, the relative density of proposed development, and the means by which significant natural and recreational resources are to be protected."

Owners' Intentions

Moosehead Wildlands, Inc. intends to manage the area for forestry practices and primitive recreational purposes, to develop a shorefront subdivision on Poplar Hill Peninsula, to develop several limited commercial development areas including a sporting camp and cabins, to develop a trail and cabin system, and to place a large amount of shorefront of Brassua Lake and Baker Pond, the western peninsula of Brassua Lake, as well as the interior of Poplar Hill Peninsula in permanent conservation easement. The income from sale of shorefront lots will generate income to pay Maine State Property taxes and for mortgage debt services, ensuring the company will be able to maintain the majority of the land in wood production and primitive recreational use.

Concern for Development

A concern of Moosehead Wildlands, Inc. was how and to what extent this development would be allowed. After discussions with land use consultants and the LURC staff, the decision was made that the Lake Concept Plan approach to development was clearly the most sensible. This Lake Concept Plan approach allows the Land Use Regulation Commission, Moosehead Wildlands, Inc. and the public to:

1. Know areas and extent of development that will be allowed on the proposed residential development area.
2. Know areas and extent of development that will be allowed on the proposed *limited* development area.
3. Remove the uncertainty of rezoning approval for developments along the shorefront.
4. Better manage their capital expenditures knowing the limit and scope of the development and removing associated risk in developing the shorefront of Brassua Lake.

The Lake Concept Plan allows LURC to have:

1. Input to where, what size, access, covenants and the amount of development that will take place within the property, thereby avoiding haphazard development along the shoreline of Brassua Lake.
2. Public Hearings/Written Testimony in order to gain expert assistance in preparing a comprehensive plan with input from public concerns, such as LURC employees, Fish and Wildlife Biologists, Soil Scientists, Wetland Specialists, Forest Management Specialists, Environmental Groups and the Public.
3. Approval of the Conservation Easement Holder.

To summarize, Moosehead Wildlands, Inc is proposing to develop a residential subdivision with a limited use commercial lot on Poplar Hill Peninsula, a lot south of Poplar Hill peninsula, retain a lot on the western shore for personal and family use and a lot on the northeastern shoreline of Brassua Lake, a lot on Baker Pond associated with The Birches, and a limited use commercial development to allow for a sporting camp and cabins and one residential dwelling at the northeastern shoreline of Brassua Lake. This acreage represents 331 acres, 6% of the acreage within the Lake Concept Plan. The remaining 5,342 +/- acres or 94% will remain in some form of conservation including 1,185 +/- acres in permanent conservation in perpetuity, 4,117 +/- acres in a 20-year conservation easement area, and 40 +/- acres in common open green space held by the homeowners association on Poplar Hill. The amount of shoreline permanently protected from development is 57,630 feet or 10.9 +/- miles, which represents 73% of Moosehead Wildlands, Inc. shorefront ownership within the concept plan area.

The concept plan area can be viewed by examining Map #1, Map #5 and Map #6.

The concept plan is submitted to the Maine Land Use Regulation Commission under Section 10.16, F of the Commission's Land Use Districts and Standards pursuant to the criteria for approval for P-RP (Resource Plan Protection Subdistrict) zoning.

References and sources of information are listed at the end of this document.

Benefit To Landowner

Moosehead Wildlands, Inc., through this Lake Concept Plan, will receive approval for shorefront and interior land development, assuming technical requirements can be met. If the location of proposed development is determined by the Commission to be undesirable or unsuitable, or otherwise would not meet the Commission's land use and protection standards, the proposed lots may be relocated to other more suitable areas in the Lake Concept Plan or lot boundary size may be altered. These alterations are subject to applicable land use and protection standards. Any alterations will not lessen the number of shore land conservation acres or length of shore frontage in permanent conservation. Any and all alterations will not diminish the purposes or intent of the Lake Concept Plan.

Landowner Benefits:

1. The concept plan allows the owner to develop 52 lots on the shorefront of Brassua Lake near Poplar Hill, a limited commercial support area on Poplar Hill for the 52 lot development that includes a private boat launch, a single lot on the northeast shoreline of Brassua Lake, 5 lots (one retained by owner in undeveloped state) south of Poplar Hill Peninsula, a limited commercial development area that includes a shorefront dwelling (managers dwelling) and a sporting camp with ten cabins and outpost cabin and private trailered boat launch on the northeast shoreline of Brassua Lake, a public hand carry boat launch on the eastern shoreline of Brassua Lake, a shorefront lot for personal use on the western shoreline of Brassua Lake, a shorefront lot on Baker Pond associated with The Birches, and a recreational trail and cabin system.
2. The Concept Plan removes the uncertainty of rezoning approval for developments along the shorefront.
3. The landowner can better manage his capital expenditures knowing the limit and scope of the development and removing associated risk in developing the shorefront of Brassua Lake.
4. Approval of the Lake Concept Plan may increase the value of the land; land recognized as having development potential is more valuable than land with unknown potential.
5. The landowner can better manage long-range timber harvesting plans when designated development areas and conservation areas have been established.
6. The landowner projects "good land stewardship" by preparing a comprehensive plan that establishes developed areas and conservation areas to protect the scenic shoreline and interior land holdings.
7. The landowner benefits from expert assistance in preparing a comprehensive plan with input from public concerns, such as LURC employees, adjacent landowners, Fish and Wildlife Biologists, Soil Scientist, Wetland Specialist, Forest Management Specialist, Environmental Groups, and the Public.

Benefit To The Public

The public's approval or disapproval has been a general concern in developing this Lake Concept Plan and public forums have been and will be held so that each party has input prior to the Commission's decision. However, it should be noted that Moosehead Wildlands, Inc., through this Lake Concept Plan, provides direct and indirect benefits to the general public.

Public Benefits:

1. The Public benefits in the access and primitive recreational use of 1,185 acres placed in permanent conservation in perpetuity. The Public benefits in the use of 4,117 acres for a 20-year period. The public benefits in use of a trail system throughout the permanent conservation area and 20-year conservation area.
2. This Lake Concept Plan gives the public assurance that access would continue to Brassua Lake and the shoreline, and without such a plan no assurances are in place that this access would continue.
3. The Public benefits in that in the absence of such an extensive conservation measure along the shorefront of Brassua Lake, the lake frontage could be developed at a rate of two (2) dwellings in a five-year period (rate based on single ownership) without any regulatory oversight by LURC. This type of development is not planned and at best haphazard. This plan establishes where the proposed development is to be located and places predictable restrictions on the density and extent of development.
4. Limiting development to specific areas ensures that a majority of the shoreline is placed in permanent conservation and can be enjoyed by many generations of visitors to Brassua Lake. The public gains a permanent conservation easement of 1,185 +/- acres, which includes 49,425 +/- feet of shore frontage on Brassua Lake and 8,205 feet of shore frontage on Baker Pond. This is of particular benefit to present users of Brassua Lake and current shorefront property owners. Limiting development ensures minimal impact on wildlife and fishery resources.
5. Listing the development restrictions in the Lake Concept Plan, such as building size and material siding type, lighting, noise, and lot usage, ensures that the public view of the developed lots from the water will blend into the natural setting many lake visitors have come to enjoy.
6. Moosehead Wildlands, Inc., by reserving the right of managing the land held in conservation as a working forest, implies the commitment to harvest timber, which will generate employment opportunities in the local economy.
7. The public benefits in the placement of a public hand carry boat launch and the availability of hiking and skiing trails to the permanent conservation areas.
8. The development of sixty-one (61) shorefront dwellings (52 dwellings on Poplar Hill, one dwelling in Area D, one dwelling in Area E, and one dwelling associated with Area C, two

dwelling in Area F, and 4 dwellings in Area G), a sporting camp and cabins and outpost cabin, boat launch sites and road improvements will generate local employment opportunities among surveyors, real estate professionals, site design professionals, building contractors and insurance companies. Each developed lot will require residential service providers and recreational equipment maintenance providers further promoting employment opportunities in the local economy.

9. The proposed residential lots present an opportunity for those who seek to buy a residential shorefront lot. In addition, the prospective shorefront lot buyer is ensured that much of the shoreline other than the proposed development areas will be permanently protected.